

the building on the demised premises as Lessee may desire. Any such improvements shall immediately become the property of the Lessor and shall be considered as a part of the demised premises.

(10) PROPERTY AT RISK OF LESSEE. All of the property of every kind which may be on said demised premises during the term hereof shall be at the sole risk of the Lessee or those claiming under him, and the Lessor shall not be liable to the Lessee or any other person whatsoever for any injury, loss or damage to any person or property, in or upon the demised premises (unless due to Lessor's own negligence or fault), and the Lessee hereby covenants and agrees to assume all liability for or on account of any such injury, loss or damage above described, and to save the Lessor harmless therefrom.

OPTION TO RENEW. Provided the Lessee is not in default under any of the covenants of this lease, the Lessee is hereby granted an option to renew this lease for an additional term of one year by giving Lessor, or its successors in interest, written notice of his intention to renew said lease, which notice shall be given at least ninety (90) days prior to the expiration of this lease. If said option is exercised, the rental for said term shall be Twenty-One Hundred and no/100 (\$2,100.00) Dollars, payable in advance on the first day of the extended term of this lease.

Should the Lessee exercise the option to renew this lease, then he is hereby granted one additional option to renew for a period of one year, which option shall be exercised by notice given at least ninety (90) days prior to the expiration of the first extended term of the lease. If said option is exercised, the rental for said term shall be Twenty-Four Hundred and no/100 (\$2,400.00) Dollars, due and payable on the first day of the second extended term hereof. Except as set forth in this provision of this lease, the terms and provisions of the within lease shall govern the rights of the parties for any extended term or terms hereof.

OPTION TO PURCHASE. Provided, and provided only, that the Lessee exercises the two options to renew hereinabove granted, the Lessee, if he is not in default under the terms hereof, is hereby granted the option to purchase the demised premises at the end of the second extended

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